Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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87A LEICESTER ROAD, HINCKLEY, LE10 1LP

ASKING PRICE £410,000

Substantial modern detached family home on a good sized plot. Sought after and convenient non estate location within walking distance of the town centre, The Crescent, local schools, train and bus stations, doctors, dentists, bars and restaurants, Hinckley Golf Club, Burbage common and good access to major road links. Well presented and refurbished with a range of good quality fixtures and fittings including white panelled interior doors, ceramic tiled flooring, modern fitted kitchen and wardrobes, bathrooms, spotlights, alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers porch, entrance hall, lounge, dining room, UPVC SUDG conservatory, family room, sitting room, dining kitchen, utility room and separate WC. Four bedrooms (main with en suite shower room) and family bathroom. Full width driveway offering ample car parking. Well kept rear garden with summer house. Viewing recommended. Carpets, curtains, blinds and light fittings included.

TENURE
Freehold
Council Tax Band F
EPC Rating D

ACCOMMODATION
Open full width pitched and tiled canopy porch with brick pillars and outside lighting. Attractive hardwood panel and leaded glazed front door with matching side panel to

ENTRANCE PORCH
With oak finish laminate wood strip flooring, overhead lighting. White wood panel and glazed double doors to

ENTRANCE HALLWAY
With oak finish laminate wood strip flooring, radiator. White wood panel and glazed door to

LOUNGE TO FRONT
14'4" x 12'5" (4.39 x 3.80)
With radiator, five matching wall lights, UPVC SUDG bay window to front.

FITTED DINING KITCHEN TO FRONT
9'2" x 14'7" (2.80 x 4.45)
With a range of cream woodgrain fitted kitchen units consisting inset grey one and a half bowl single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, integrated extractor hood above, tiled splashbacks. Further matching range of wall mounted cupboard units. Further integrated appliances include a fridge freezer, dishwasher and microwave oven. Concealed lighting over the working surfaces and a pelmet with inset spotlights. Ceramic tiled flooring and radiator. UPVC SUDG bay window to front, keypad for the burglar alarm system.

REAR DINING ROOM
20'6" x 11'0" (6.25 x 3.36)
With two radiator, thermostat for the central heating system. SUDG sliding patio doors lead to a double glazed conservatory. Stairway down to

FAMILY ROOM TO REAR

14'6" x 13'6" (4.42 x 4.13)

With wall mounted slimline storage heater, steps up to

SITTING ROOM TO REAR

15'0" x 14'7" (4.59 x 4.46)

With feature full height brick fireplace with raised quarry tiled hearth incorporating a living flame coal effect gas fire, two radiators. Ceiling mounted fan light and a vaulted ceiling with timber beams.

UPVC SUDG CONSERVATORY TO REAR

9'3" x 11'8" (2.84 x 3.56)

With oak finish laminate wood strip flooring, radiator, ceiling mounted fan light and the conservatory blinds are included. UPVC SUDG French doors lead to the side of the property.

UTILITY ROOM
6'5" x 8'9" (1.98 x 2.68)
With inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath, contrasting fully tiled surrounds including the flooring, appliance recess points and plumbing for automatic washing machine. Chrome heated towel rail and wall mounted gas condensing boiler for central heating and domestic hot water with digital programmer. UPVC SUDG door to the side of the property. Door to

SEPARATE WC
8'10" x 4'5" (2.71 x 1.35)
With white suite consisting low level WC, pedestal wash hand basin, contrasting tiled surrounds including the flooring, chrome heated towel rail and inset ceiling spotlights. Door to

WALK IN STORE ROOM
4'4" x 12'3" (1.34 x 3.75)
With light and power and consumer unit.

FIRST FLOOR LANDING
With radiator, door to the airing cupboard housing the lagged copper cylinder immersion heater for supplementary and domestic hot water. Door to

BEDROOM ONE TO FRONT
15'0" max x 16'11" max (4.58 max x 5.17 max)
With a range of fitted bedroom furniture in white consisting two double and one single wardrobe units, two matching bedside cabinets, corner alcove display units above with concealed lighting, bridge of cupboards above the bed, further matching chest of drawers, further matching dressing table with drawers beneath and folding mirror above. Three radiators, loft access. Door to

EN SUITE SHOWER ROOM

7'6" x 6'2" (2.31 x 1.89)

With white suite consisting of a fully tiled shower cubicle with glazed shower door, rain shower above, vanity sink unit with white cupboards beneath, illuminated mirror above, low level WC, contrasting tiled surrounds. Chrome heated towel rail, inset ceiling spotlights and extractor fan. Shaver point.

BEDROOM TWO

7'10" x 14'4" (2.39 x 4.39)

With built in double slide robes with mirrored glazed doors to front, two radiators.

BEDROOM THREE TO FRONT

10'5" x 9'10" (3.20 x 3.01)

With radiator. Built in wardrobe/storage cupboard.

BEDROOM FOUR TO REAR

8'11" x 7'10" (2.74 x 2.40)

Currently fitted out as a home office with Hammonds fitted office furniture consisting of a built in work station, drawers and cupboards beneath, further wall mounted book and display shelving and display cupboards, radiator.

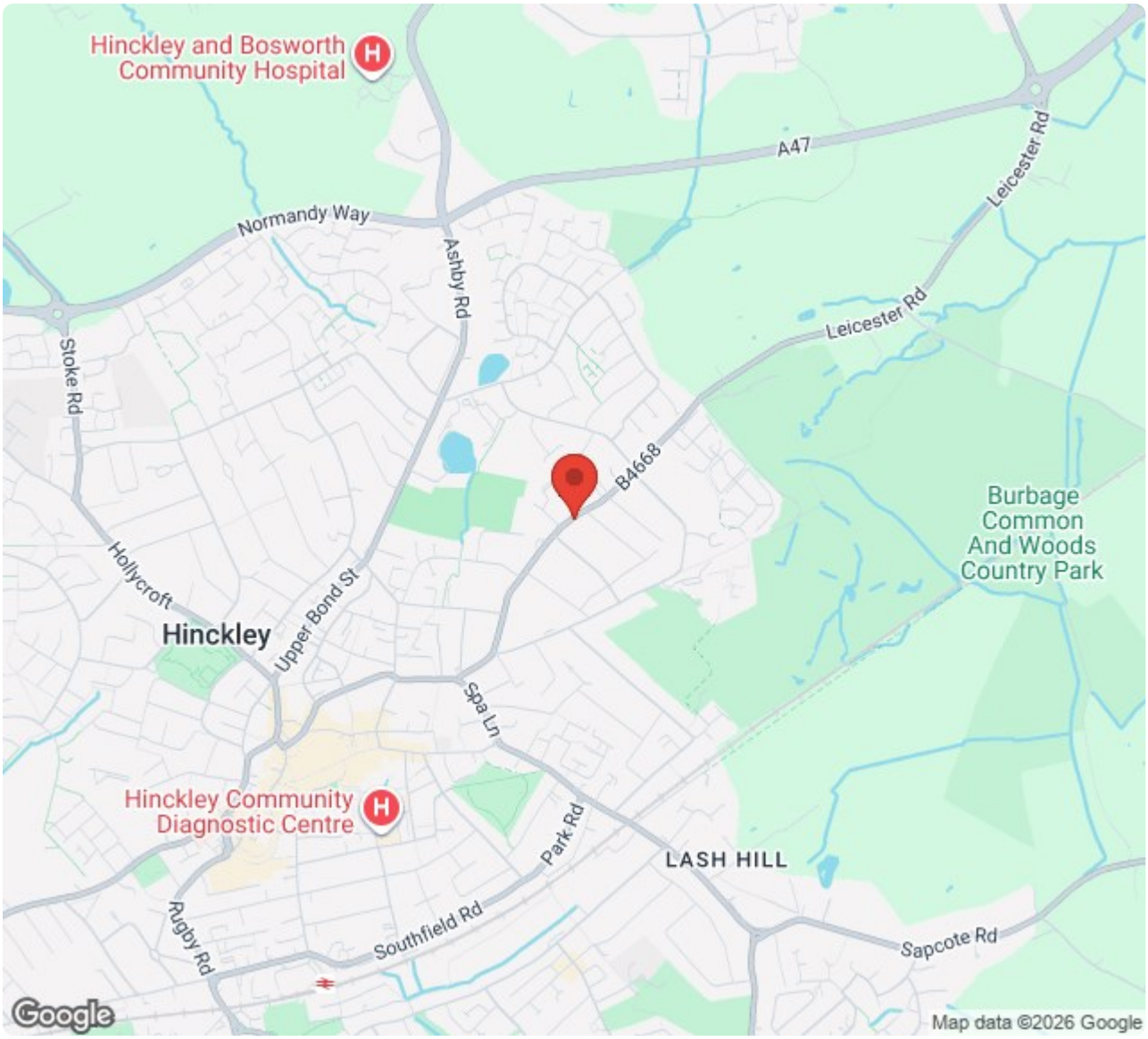
FAMILY BATHROOM

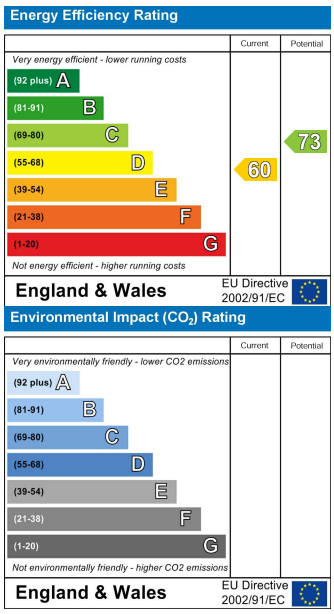
7'5" x 10'3" (2.27 x 3.14)

With an off white bathroom suite consisting of a large corner bath, surrounding arch topped alcoves with large mirrors and spotlights, fully tiled shower cubicle with glazed shower doors, vanity sink unit with two white double cupboards beneath, illuminated mirror above, chrome heated towel rail and inset ceiling spotlights and extractor fan.

OUTSIDE

The property is nicely situated set well back from the road, screened behind a brick retaining wall having a full width block paved and stoned driveway to front offering ample car parking with surrounding well stocked beds and borders, a slabbed pathway and timber gate lead down both sides of the property. There is a fully fenced and enclosed rear garden having a slabbed patio adjacent to the rear of the property edged by a low brick retaining wall beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. To the top of the garden is a timber summer house and a timber shed, outside light and tap.





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